These are the notes referred to on the following official copy

Title Number K823025

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Chatham 30

H. M. LAND REGISTRY

LAND REGISTRATION ACTS, 1925 and 1936.

Borough of Chatham

Title Numbers (a) K.60260 and (b) K.71055.

Properties - (a) The freehold land shown and edged with red on the plan of Title Number K.60260 filed at H.M.Land Registry and registered on the 3rd day of June One thousand nine hundred and Eighty eight and known as 245 High Street Chatham.

(b) The freehold land shown and edged with red on the plan of Title Number K.71055 filed at H.M.Registry and registered on the twelfth day of February One thousand nine hundred and fifty nine and known as 5 and 7 Batchelor Street, Chatham.

Date: — 18th May ——— 1961

WHEREAS:

(1) H. E. Kemsley and Sons Limited whose registered office is situate at 299 High Street Chatham (hereinafter called "the Grantors") are the registered proprietors under the Land Registration Acts 1925 and 1936 of the property comprised in Title Number K. 60260 part of which is shown coloured pink on the plan annexed hereto (hereinafter called "the pink land") and another part of which is coloured grey thereon (hereinafter called "the grey land") ———

(2) The Mayor Aldermen and Burgesses of the Borough of Chatham of Town Hall Chatham Kent (Hereinafter called "the Corporation") is the registered proprietor under the Land Registration Acts 1925 and 1936 of the property comprised in Title Number K.71055 part of which is shown coloured yellow on the said plan (hereinafter called "the yellow land") and another part of which is coloured blue thereon (hereinafter called "the blue land") having acquired the same pursuant to the power in that behalf contained in Section 15 of the Chatham Corporation Act 1923 ——

(3) Frederick Leney and Sons Limited whose registered office is situate at the Brewery Wateringbury in the County of Kent (hereinafter called

(1) K60260

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"the Company") is seised in fee simple in possession free from incumbrances of (a) the passageway part of which is coloured green on the said plan (hereinafter called "the green land") and the remainder of which is coloured brown thereon (hereinafter called "the brown land") and (b) the licensed premises known as "The Jolly Caulkers" which said premises are shown hatched in green on the said plan and are hereinafter called "the Jolly Caulkers".

(4) The Corporation is desirous of purchasing the pink land and of using the green land for the construction of a rear access road to High Street Chatham aforesaid between Batchelor Street and Solomons Terrace (hereinafter called "the road scheme")

(5) The Corporation and the Grantors have mutually agreed to exchange the yellow land (except the buildings or parts of buildings erected thereon) and the pink land upon the terms hereinafter appearing and in pursuance of the power in that behalf contained in Section 16 of the Chatham Corporation Act 1923

(6) The Company are desirous of obtaining a right of way for vehicles over the blue land to enable them to provide a wider access to the Jolly Caulkers than that now provided by the brown land and the Corporation have agreed to grant the same in consideration for the dedication of the green land by the Company to the public for the purposes of the road scheme and the grant by the Company to the Grantors of the easements and rights hereinafter mentioned such grant and dedication being on the terms hereinafter appearing

(7) The Company have agreed to grant to the Grantors the easements and rights last hereinbefore mentioned

1. NOW in pursuance of the said agreement and in consideration of the transfer hereinafter contained the Grantors as beneficial owners hereby transfer to the Corporation the land shown coloured pink on the said plan (hereinbefore and hereinafter referred to as "the pink land") being part of the land comprised in Title Number K.60260 and known as 245 High Street Chatham together with the easements and other rights hereinafter mentioned but except and reserved the easements and other rights hereinafter mentioned

(2) K 60260

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2. IN pursuance of the said agreement and in consideration of the transfer hereinbefore contained the Corporation hereby transfer to the Grantors the land shown coloured yellow on the said plan (hereinbefore and hereinafter referred to as "the yellow land") being part of the land comprised in Title Number K.71055 and known as 5 and 7 Batchelor Street Chatham except the buildings or parts of buildings erected thereon together with the easements and other rights hereinafter mentioned but except and reserving the easements and other rights hereinafter mentioned ——

3. THE Corporation and the Company hereby grant to the Grantors the rights specified in the Schedule hereto ——

4. THE Corporation hereby covenant with the Grantors that they the Corporation will forthwith after the execution of this document

(a) erect to the reasonable satisfaction of the Grantors a seven feet high galvanised iron fence with twelve feet wide double entrance gates along the south-west boundary of the pink land between the points marked A and B on the said plan the position of such gates to be approved by the Grantors and the Grantors to be thereafter responsible for the maintenance and repair of the said fence and gates ——

(b) so cut and make good to the reasonable satisfaction of the Grantors the brick building adjoining the north-west boundaries of the green land and the brown land that no part thereof encroaches upon the pink land ——

(c) demolish and remove all buildings on the pink land other than that mentioned in the preceding paragraph ——

(d) demolish the buildings or parts of buildings on the yellow land and leave the same in a clean and tidy condition ——

5. IN consideration of the right of way granted by the Corporation to the Company by clause 6 hereof of the covenants on the part of the Corporation herein contained and of the Corporation executing the works mentioned in clause 7 hereof the Company shall forthwith give up and dedicate to the public for the purposes of the road scheme the green land ——

(3) K 60260

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6. THE Corporation hereby grant to the Company a right of way at all times and for all purposes for the Company and their successors in title and their respective servants and licensees (in common with the Corporation the Grantors and their servants and licensees and others having the like right) with or without vehicles and animals to and from the Jolly Caulkers over and along the blue land

7. THE Corporation hereby covenant with the Company and the Grantors that they the Corporation shall as soon as may be at their own expense carry out the road scheme and for that purpose make up and form the green land and the pink land as part of the said scheme and until such road is constructed the Grantors and the Company and all persons deriving title under them shall be entitled to the full use of the soil thereof as a right of way

8. THE Company and the Grantors hereby grant the Corporation the right to enter upon the brown land the yellow land and the grey land for the purpose of carrying out the road scheme and for the like purpose the Grantors hereby grant the Corporation the right to demolish at their own expense the buildings or parts of buildings erected on the yellow land

9. THE Company hereby covenants with the Corporation that the Company shall if and when called upon to do so by the Corporation before the expiration of twenty-one years from the death of Princess Anne the younger child of Her Majesty Queen Elizabeth the Second at the expense of the Corporation prove title to the green land and upon payment by the Corporation of the sum of one pound shall as beneficial owner convey the same to the Corporation in fee simple

10. IT is hereby certified that the transaction hereby effected does not form part of a larger transaction or of a series of transactions in respect of which the amount or value or the aggregate amount or value of the consideration exceeds the sum of Three thousand five hundred pounds

THE SCHEDULE above referred to:

1. A right of way at all times and for all purposes for the Grantors and their successors in title and their respective

(4) K 56260

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servants and licensees (in common with the Company and their servants and licensees and others having the like right) with or without vehicles and animals over and along the brown land and the blue land ~~between the grey land or any part thereof and the yellow land or any part thereof and between the road to be constructed under the road scheme and the grey land or any part thereof.~~

2. The right to erect a covered way or bridge of a height sufficient to enable vehicles to pass thereunder between the grey land and the yellow land over and across the brown land and the blue land the position of such covered way or bridge and the height thereof to be not less than fifteen feet and to be approved by the Company and the Corporation and no part of the supporting structure thereof to encroach upon either the brown land or the blue land.

THE COMMON SEAL of H. E. KEMSLEY AND SONS LIMITED was hereunto affixed in the presence of:-

Director

Secretary

THE COMMON SEAL of THE MAYOR ALDERMEN AND BURGESSES OF THE BOROUGH OF CHATHAM was hereunto affixed in the presence of:

Mayor

Town Clerk

THE COMMON SEAL of FREDERICK LENEY AND SONS LIMITED was hereunto affixed in the presence of:

Director

Secretary

(5) K 60260

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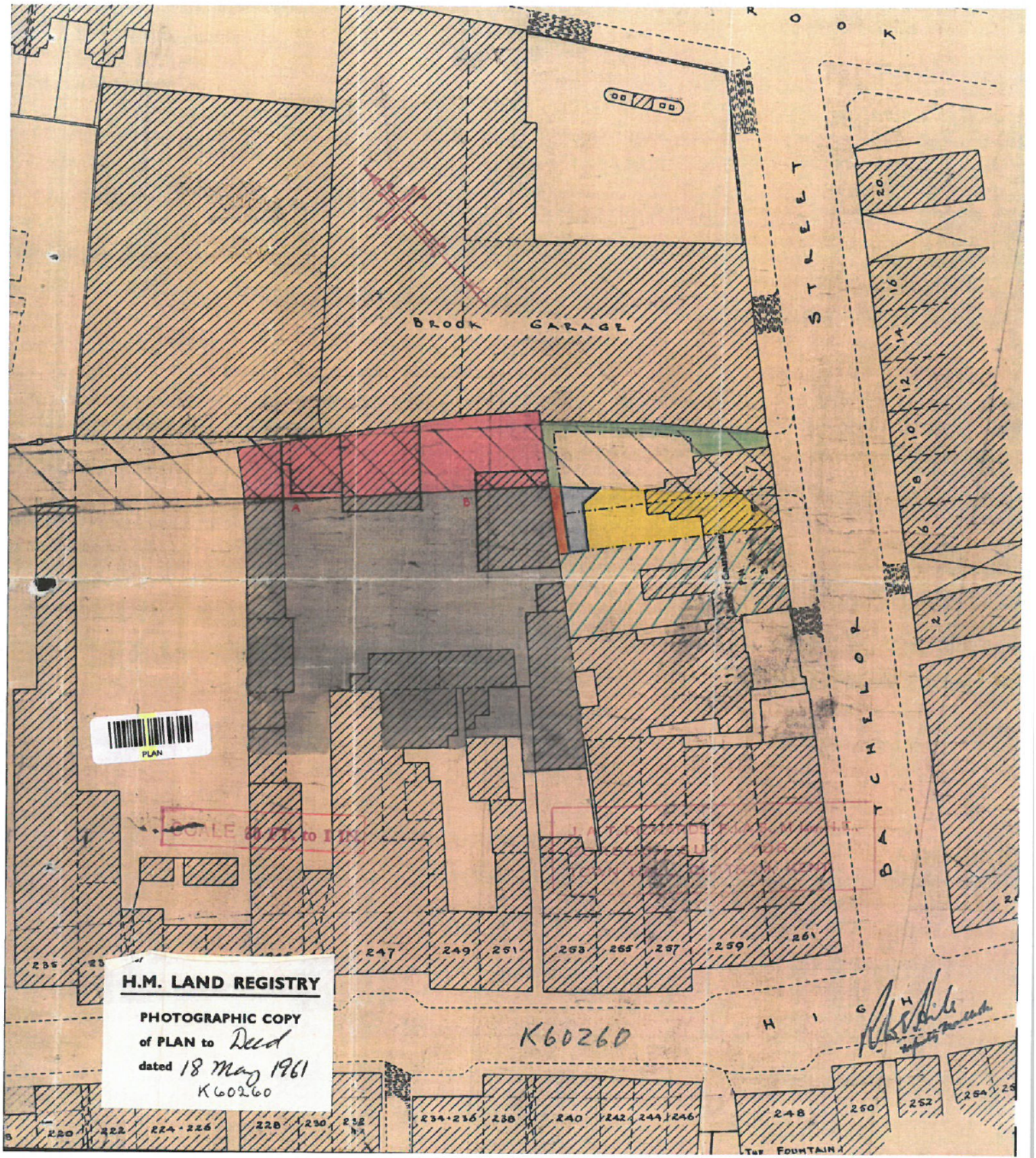

H.M. LAND REGISTRY

PHOTOGRAPHIC COPY

of PLAN to Deed

dated 18 May 1961

K60260

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